

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – MAY 15, 2015
121 NORTH LASALLE STREET – ROOM 200**

MINUTES

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Jonathan Swain, Chairman
Sol Flores
Sam Toia
Sheila O’Grady**

Chairman Swain called meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores, and Toia). O’Grady arrived at 9:25 AM.

Motion to approve minutes from the April 17, 2015 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, Flores and Toia.

Motion to approve April 15, 2015 agenda made by Toia. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and Toia.

9:00 A.M.

**123-15-S Zoning District: B3-1 Ward: 1
Applicant: LaCasa Norte
Owner: Healthcare Alternative Systems, Inc. and Hispanic Management Organization, Inc.
Premises Affected: 1940-44 North California Avenue
Subject: Application for a special use to establish a 25-bed, temporary, overnight shelter with additional sleeping available for a maximum of three infants.
**Motion to approve made by Chairman Swain. Second by Toia.
Motion carried 3-0; yeas – Swain, O’Grady, and Toia (Flores recused).****

**124-15-Z Zoning District: RS-3 Ward: 21
Applicant: St. James Industrial MB Church of Chicago
Owner: Reverend Warner J. Pitts
Premises Affected: 8539 South Racine Avenue
Subject: Application for a variation to reduce the front setback from 24.16’ to 0’ and to reduce the front obstruction setback from 20’ to 7’ for a proposed, one-story addition to an existing religious assembly facility and 25-space surface parking lot, accessed directly from South Racine Avenue.**

and Toia.

129-15-S **Zoning District: C1-2** **Ward: 26**
Applicant: California Walton, LLC
Owner: California Walton, LLC & Dickens Central Properties, Inc.
Premises Affected: 924-28 North California Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with an attached, six-car garage. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

130-15-Z **Zoning District: C1-2** **Ward: 26**
Applicant: California Walton, LLC
Owner: California Walton, LLC & Dickens Central Properties, Inc.
Premises Affected: 924-28 North California Avenue
Subject: Application for a variation to reduce the east end wall setback from 12’ to 2.69’ and to reduce the south front wall from 12’ to 2.33’ for a proposed three-story, six-unit building with an attached, six-car garage. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

131-15-Z **Zoning District: B2-5** **Ward: 29**
Applicant: 2931-57 North Harlem, LLC
Owner: same as applicant
Premises Affected: 2943-57 North Harlem Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 13.67’ for a proposed, two-story addition to an existing two-story building to allow for the conversion of the building to accommodate 56-units with 56 indoor parking spaces located on the ground floor. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

132-15-Z **Zoning District: B2-5** **Ward: 29**
Applicant: 2931-57 North Harlem, LLC
Owner: same as applicant
Premises Affected: 2943-57 North Harlem Avenue
Subject: Application for a variation to eliminate the one 10’ x 25’ x 14’ off-street loading space for a proposed, two-story addition to an existing two-story building to allow for the conversion of the building to accommodate 56-units with 56 indoor parking spaces located on the ground floor; a 10’ x 25’ internal loading space will be provided, but without the 14’ height clearance. **Motion to approve (subject to the condition stated on the record) made by Chairman Swain. Second by Toia. Motion carried**

4-0; yeas – Swain, Flores, O’Grady, and Toia.

133-15-Z **Zoning District: RT-4** **Ward: 46**
Applicant: Troy Leight
Owner: same as applicant
Premises Affected: 743 West Bittersweet Place
Subject: Application for a variation to reduce the rear setback from 33’ to 5.99’ and to reduce the rear yard open space from 357.5 square feet to 300 square feet for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing three-story, three-unit building. **Continued at the request of the Applicant until June 17, 2015 at 2:00 PM.**

134-15-Z **Zoning District: RT-4** **Ward: 46**
Applicant: Troy Leight
Owner: same as applicant
Premises Affected: 743 West Bittersweet Place
Subject: Application for a variation to increase the pre-existing floor area of 6,431.4 square feet by no more than 15% (953.6 square feet) for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing three-story, three-unit building. **Continued at the request of the Applicant until June 17, 2015 at 2:00 PM.**

135-15-Z **Zoning District: RS-3** **Ward: 2**
Applicant: Craig & Jill Kouri
Owner: same as applicant
Premises Affected: 2310 North Southport Avenue
Subject: Application for a variation to maintain the existing building dormer height of 34’ for a proposed, attic dormer addition to an existing three-story, four-unit building being de-converted to accommodate only two-units; proposal also includes the removal of an existing, rear, two-story, enclosed porch and the removal and replacement of an existing, rear, detached, two-car garage with a new, rear, detached, two-car garage. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

136-15-Z **Zoning District: RS-3** **Ward: 2**
Applicant: Craig & Jill Kouri
Owner: same as applicant
Premises Affected: 2310 North Southport Avenue
Subject: Application for a variation to increase the floor area of 3,858 square feet, in existence 50 years prior to the date of filing, by no more than 15% (247 square feet) for a proposed, attic dormer addition to an existing three-story, four-unit building being de-converted to accommodate only two-units; proposal also includes the removal of an existing, rear, two-story, enclosed porch and the removal and replacement of an existing, rear, detached,

Subject: Application for a variation to reduce the rear setback from 34.68' to 0' (at the southwest part of the lot); to reduce the rear setback from 34.68' to 23.91 (at the northwest part of the lot); and, to reduce the side setback from 5' to 0' for a proposed, one-story breezeway connecting an existing, one and two-story, single-family residence with an existing, rear, two-car garage. **Continued at the request of the Applicant until September 18, 2015 at 2:00 PM.**

142-15-Z **Zoning District: RS-3** **Ward: 43**
Applicant: BCL Home Rehab, LLC
Owner: same as applicant
Premises Affected: 1236 West Altgeld Street
Subject: Application for a variation to increase the pre-existing floor area of 4,212 square feet by no more than 15% (538 square feet) for a proposed, two-story, rear addition to an existing two-unit building being converted to a single-family residence; a rear, two-car garage with a roof deck will also be constructed. **Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

143-15-Z **Zoning District: RS-3** **Ward: 43**
Applicant: BCL Home Rehab, LLC
Owner: same as applicant
Premises Affected: 1236 West Altgeld Street
Subject: Application for a variation to reduce the rear setback from 28' to 8.54'; to reduce the west side setback from 2.4' to 0'; to reduce the east side setback from 2.4' to 0'; and, to reduce the combined side setback from 6' to 0' for a proposed, two-story, rear addition to an existing two-unit building being converted to a single-family residence; a rear, two-car garage with a roof deck will also be constructed, upon which will be located the 225 square feet of rear yard open space. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

144-15-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Dourk and Bahar Seur
Owner: same as applicant
Premises Affected: 1223 West Wellington Avenue
Subject: Application for a variation to reduce the west side setback from 2' to 0.47' and to reduce the combined side setback from 5' to 2.7' for a proposed third floor (with an open balcony and stairs) rear addition to an existing two and one half-floor, single-family residence with an existing, rear, detached, two-car garage. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

Owner: same as applicant
Premises Affected: 1639-47 West Grand Avenue
Subject: Application for a variation to reduce the rear setback from 30' to 10.5' for a proposed, four-story, 18-unit building with ground floor commercial space and 15 parking spaces, also located on the first floor. **Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

150-15-Z **Zoning District: RT-3.5** **Ward: 1**
Applicant: Michael McInerney
Owner: same as applicant
Premises Affected: 1639-47 West Grand Avenue
Subject: Application for a variation to reduce the 18 on-site, accessory parking spaces by no more than 20% (three spaces) for a proposed, four-story, 18-unit building with ground floor commercial space and 15 parking spaces, also located on the first floor. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

151-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: John Morgan
Owner: same as applicant
Premises Affected: 1961 North Dayton Avenue
Subject: Application for a variation to reduce the rear setback from 35' to 13.09'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 0' for a proposed, three-story, single-family residence with a proposed, rear, two-car garage with a roof deck, connected to the single-family residence via a patio elevated 4' above grade. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

152-15-S **Zoning District: PMD-4A** **Ward: 27**
Applicant: LCR Capital, LLC
Owner: Robert Ryan
Premises Affected: 1930 West Hubbard Street
Subject: Application for a special use to establish a sports and recreation indoor youth swim training facility **Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

153-15-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Stephen Dillinger
Owner: same as applicant
Premises Affected: 1839 North Leavitt Street

Owner: Toia Building Properties, LP
Premises Affected: 3108 South Giles Avenue
Subject: Application for a variation to reduce the front setback from 8.75' to 0' for a proposed four-story, eight-unit building with eight, rear surface parking spaces. **Continued at the request of the Applicant until September 18, 2015 at 2:00 PM.**

63-15-S **Zoning District: B1-3** **Ward: 43**
Applicant: Lirim Jacob Tehillim
Owner: 2460-68 Clark, LLC
Premises Affected: 2468 North Clark Street, Suite A
Subject: Application for a special use to establish a nail and hair salon. **Withdrawn at the request of the Applicant.**

72-15-S **Zoning District: DR-3** **Ward: 42**
Applicant: Villa Celeste, LLC
Owner: same as applicant
Premises Affected: 67 East Cedar Street, Lower Level and First Floor
Subject: Application for a special use to establish one vacation rental unit in the duplex down (lower level and first floor) unit of the existing, three-story, two-unit building. **Motion to deny made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia (Application denied).**

73-15-S **Zoning District: DR-3** **Ward: 42**
Applicant: Villa Celeste, LLC
Owner: same as applicant
Premises Affected: 67 East Cedar Street, Second and Third Floor
Subject: Application for a special use to establish one vacation rental unit in the duplex up (second and third floor) unit of the existing, three-story, two-unit building. **Motion to deny made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia (Application denied).**

116-15-Z **Zoning District: RM-4.5** **Ward: 2**
Applicant: Barrett Homes, LLC
Premises Affected: 1702 North Burling Street
Subject: Application for a variation to reduce the front setback from 12.48' to 6.66'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

117-15-Z **Zoning District: RM-4.5** **Ward: 2**
Applicant: Barrett Homes, LLC
Owner: same as applicant
Premises Affected: 1722 North Burling Street
Subject: Application for a variation to reduce the front setback from 12.48' to 7.91'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting went into closed session at 7:35 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting returned to open session at 7:45 PM.

Motion to defer approval of written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of April 17, 2015 until the Board's May 28, 2015 special meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting adjourned at 7:55 PM.